

043.0

Map

0005

Block

0011.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,115,000 /

USE VALUE: 1,115,000 /

ASSESSED: 1,115,000 /

Total Card /

Total Parcel

1,115,000

1,115,000

1,115,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49 -51		WEBSTER ST, ARLINGTON

OWNERSHIP

Owner 1:	CHAVES PHILIP J &
Owner 2:	STANTON MARY K
Owner 3:	
Street 1:	51 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	SHEPHERD HELEN F/TRS -
Owner 2:	51 WEBSTER ST TRUST -
Street 1:	51 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,770 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2530 Square Feet, with 4 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 24 Rooms, and 10 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4770		Sq. Ft.	Site		0	80.	1.18	1									450,479						450,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4770.000	654,400	10,100	450,500	1,115,000
Total Card	0.110	654,400	10,100	450,500	1,115,000
Total Parcel	0.110	654,400	10,100	450,500	1,115,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	440.80	/Parcel:	440.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	654,600	10100	4,770.	450,500	1,115,200	1,115,200	Year End Roll	12/18/2019
2019	104	FV	482,200	9100	4,770.	478,600	969,900	969,900	Year End Roll	1/3/2019
2018	104	FV	482,200	9100	4,770.	349,100	840,400	840,400	Year End Roll	12/20/2017
2017	104	FV	453,100	0	4,770.	304,100	757,200	757,200	Year End Roll	1/3/2017
2016	104	FV	453,100	0	4,770.	259,000	712,100	712,100	Year End	1/4/2016
2015	104	FV	405,300	0	4,770.	253,400	658,700	658,700	Year End Roll	12/11/2014
2014	104	FV	290,300	0	4,770.	208,300	498,600	498,600	Year End Roll	12/16/2013
2013	104	FV	302,000	0	4,770.	198,200	500,200	500,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEPHERD HELEN	62871-74		10/31/2013	Change>Sale	652,000	No	No		
SHEPHERD HELEN	47590-596		6/8/2006	Family		1	No	No	
SHEPHERD HELEN	12407-196		4/3/1973	Family		1	No	No	4

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEPHERD HELEN	62871-74		10/31/2013	Change>Sale	652,000	No	No		
SHEPHERD HELEN	47590-596		6/8/2006	Family		1	No	No	
SHEPHERD HELEN	12407-196		4/3/1973	Family		1	No	No	4

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2015	1508	Det. Gar	22,000					
3/21/2014	246	Wood Dec	4,000					
2/12/2014	106	Heat App	12,500	O				
2/12/2014	107	Heat App	14,500	O				
11/5/2013	1626	Manual	8,500	C				
7/7/1992	289	Manual	3,000					ROOFING

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2015	1508	Det. Gar	22,000					
3/21/2014	246	Wood Dec	4,000					
2/12/2014	106	Heat App	12,500	O				
2/12/2014	107	Heat App	14,500	O				
11/5/2013	1626	Manual	8,500	C				
7/7/1992	289	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
5/14/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
3/7/2014	Info Fm Prmt	EMK	Ellen K
1/31/2014	Info Fm Prmt	EMK	Ellen K
4/8/2009	Meas/Inspect	189	PATRIOT
3/2/2000	Inspected	270	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	4	Total: 4
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BLUE	
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- Average (+)
Year Blt:	1924	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G18	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	G	VG	2015	28.40	T	1.6	104			9,100			9,100
19	Patio	D	Y	1	12X25	A	AV	2015	3.50	T	5	104			1,000			1,000